



SEPA CHECKLIST

Liberty Lake Planning & Community Development
 22710 E. Country Vista Blvd., Liberty Lake WA 99019
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City Development Code Article 10-6A, Environmental Ordinance

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1.	Name of proposed project, if applicable:	Broadway & Country Vista Binding Site Plan
2.	Name of applicant:	Centennial Properties
3.	Address and phone number of applicant:	P.O. Box 2160, Spokane WA, 99210 (509) 227-5809
4.	Name of contact person:	Wade Gelhausen
5.	Address and phone number of contact person:	(509) 455-4448
6.	Date checklist prepared:	August 27, 2007
7.	Agency requesting checklist:	City of Liberty Lake, WA
8.	Proposed timing or schedule (including phasing, if applicable):	Final BSP completion in 2007
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.	Yes, possible development of property according to requirements of zoning code (Zone C-2).
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.	Yes, Tax Parcel Nos. 55171.9036, 55174.9035, 55174.9037, 55162.9069, 55162.9070, 55162.9068, 55162.9146, and 55163.9010
10.	List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.	None known
11.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.	No
12.	List any government approvals or permits that will be needed for your proposal, if known.	None are known
13.	Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.	This proposal includes the subdividing a 16.54-acre property into 10 lots via a binding site plan. Subsequent to this proposal, the project could be developed according to the requirements of the

zoning code (Zone C-2).

14. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The proposal property is located at the northeast corner of the intersection of Broadway Avenue and Appleway Road/Country Vista Drive in the City of Liberty Lake, WA. Interstate-90 borders the property to the north. (East 1/2 Section 17, T 25 N, R 43 E, W.M.)

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

This property lies in the ASA and the General Sewer Service Area.

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:
Flat

b. What is the steepest slope on the site (approximate percent slope)? 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?
If you know the classification of agricultural soils, specify them and note any prime farmland.

The soil most prevalent at the project site is sandy loam (Marble Soil Series) according to the Spokane County Soil Survey.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None are visible or known

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading will occur to construct parking lots and driveways associated with this proposal. However, the design will strive to balance the site so that filling will not be needed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Due to mild slopes and permeable soils existent on the site, no erosion problems are anticipated.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Upon total build-out of the development, approximately 60% to 80% of the site will be covered by impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Construction entrances will be built and silt fencing and straw bales will be used as needed to prevent sediments from leaving the site.

2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Dust and equipment exhaust would occur during construction. Upon completion of the project, increased traffic will cause increased automobile emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None are known

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

<p>4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.</p> <p>No</p>
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No</p>
<p>6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No</p>
<p>b. Ground:</p>
<p>1) Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>Subsurface discharge via drywells will be proposed. Swales will be designed to treat the first half inch of runoff from asphalt surfaces. No groundwater is present near existing ground surface.</p>
<p>2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable), or the number of persons the system(s) are expected to serve.</p> <p>None</p>
<p>3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).</p> <p>Drywells will be installed to discharge post-treatment runoff into the ground. Only runoff produced by a 10+ year storm event should enter the drywell. Any spills occurring on the site will be contained in swales.</p>
<p>4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?</p> <p>None are known at this time</p>
<p>5) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?</p> <p>Spills can be contained in swales.</p>

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

All surface runoff from building roofs will be piped directly to drywells for immediate subsurface discharge (assuming roofs are a non-asphalt product). Runoff from asphalt areas will be routed to swales for treatment prior to being discharged into the ground via drywells. Runoff will not flow into other waters.

2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?

No

3) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

None

4. PLANTS

a. Check types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

The project site is currently covered by natural grasses. The entire site will eventually be stripped and graded.

c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The development will be landscaped according to City of Liberty Lake standards (at a minimum).

5. ANIMALS

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: ☒ hawk ☐ heron ☐ eagle ☐ songbirds ☐ other:

mammals: ☐ deer ☐ bear ☐ elk ☐ beaver ☐ other:

fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish ☐ other:

b. List any threatened or endangered species known to be on or near the site.

None are known

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

None

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas services are proposed for the site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None are planned at this time.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and

explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No
1) Describe special emergency services that might be required.
Fire and police protection.
2) Proposed measures to reduce or control environmental health hazards, if any:
None are planned
b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Proposed site lies adjacent to Interstate-90.
2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term: construction equipment from 7:00 AM to 4:00 PM
Long-term: increased traffic mainly during 7:00 AM to 6:00 PM
3) Proposed measure to reduce or control noise impacts, if any:
None
8. LAND AND SHORELINE USE
a. What is the current use of the site and adjacent properties?
The site is vacant. The property to the west is commercial. The property to the south and east is vacant. Interstate-90 lies to the north.
b. Has the site been used for agriculture? If so, describe.
Most likely it has in the past.
c. Describe any structures on the site.
None
d. Will any structures be demolished? If so, which?
No
e. What is the current zoning classification of the site?
C-2

f. What is the current Comprehensive Plan land use designation of the site?
Freeway Commercial
g. If applicable, what is the current shoreline master program designation of the site?
N/A
h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No
i. Approximately how many people would reside or work in the completed project?
None as part of this BSP proposal
j. Approximately how many people would the completed project displace?
None
k. Proposed measures to avoid or reduce displacement impacts, if any:
None
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will abide with current city zoning requirements and ordinances.
9. HOUSING
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
c. Proposed measures to reduce or control housing impacts, if any:
None
10. AESTHETICS
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No buildings are planned as part of this proposal.	
b. What views in the immediate vicinity would be altered or obstructed?	
None	
c. Proposed measures to reduce or control aesthetic impacts, if any:	
Any future development will be completed according to city ordinances and requirements.	
11. LIGHT AND GLARE	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	
Future development would cause increased traffic.	
b. Could light or glare from the finished project be a safety hazard or interfere with views?	
No	
c. What existing off-site sources of light or glare may affect your proposal?	
Interstate-90 traffic	
d. Proposed measures to reduce or control light and glare impacts, if any:	
Future development would include landscape buffering, screening, and berming.	
12. RECREATION	
a. What designated and informal recreational opportunities are in the immediate vicinity?	
Liberty Lake golf courses, Liberty Lake, and the site is close to hiking and mountain biking opportunities.	
b. Would the proposed project displace any existing recreational uses? If so, describe.	
None	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:	
None	
13. HISTORIC AND CULTURAL PRESERVATION	
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers, known to be on or next to the site? If so, generally describe.	
None are known	

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

None are known

c. Proposed measures to reduce or control impacts, if any:

None

14. TRANSPORTATION

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Broadway Avenue, Country Vista Drive, and Appleway Road are all roads serving the site. In addition, the proposal property is located along Interstate-90 and can be accessed from the Liberty Lake or Barker Road exits

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest bus stop is about 1/2 mile away at Barker Rd. and Appleway Rd.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not known at this time. Future development would have approximately 500 parking stalls.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

A private road will be needed to provide access to all of the newly created lots as a result of this BSP.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not known at this time. Future Development may add about 600 trips per day but will need to be analyzed more closely at time of development.

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Fire and police protection would be needed.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. UTILITIES

a. Check utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service ☒ telephone ☒ sanitary sewer
☐ septic system ☐ other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Domestic and Fire Water- Consolidated Irrigation District

Sanitary Sewer- Spokane County Utilities

Power & Natural Gas- Avista Utilities

Phone- Qwest

Cable- Community Cable Service

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Proponent:

Robert L. Smith

PRINT NAME

[Signature]

SIGNATURE

Proponent Address:

926 W. SPRAGUE AVE. SUITE 600

STREET ADDRESS

CITY

SPOKANE, WA 99201

STATE

ZIP

Proponent Phone: (509) 227-5802	Proponent Fax:
Person completing the form: Wade Gelhausen	
Phone: (509) 455-4448	Date: 08/28/2007

FOR PLANNING & COMMUNITY DEVELOPMENT USE ONLY

Staff Member(s) Reviewing Checklist: *Mary Wren-Wilson*

Date Checklist Reviewed *10-1-07*

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- A. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).
- ☒ B. Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D